



# REZONING APPLICATION

City of Columbus, Ohio ■ Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 ■ Phone: 614-645-7433 ■ [www.columbus.gov](http://www.columbus.gov)

OFFICE USE ONLY

Application #: 212-052 / 12335-00000-00517  
Date Received: 9/31/12  
Application Accepted By: S. Pine Fee: \$5405  
Comments: Case Planner: Dana Hitt 645-2395 dahitt@columbus.gov

## LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 5942 and 5910 Sunbury Road Zip 43081

Is this application being annexed into the City of Columbus Yes No (circle one)

*If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.*

Parcel Number for Certified Address 110-000408; 010-213825; 010-213826; and 110-000888

☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) R Requested Zoning District(s) C-4

Recognized Area Commission Area Commission or Civic Association Northland Community Council

Proposed Use or reason for rezoning request: To allow for the development of a residential hotel

Proposed Height District: 35 Acreage 7.8 +/-  
[Columbus City Code Section 3309.14]

## APPLICANT:

Name Metro Development LLC

Address 470 Olde Worthington Road City/State Westerville Zip 43082

Phone # 614-464-5608 Fax # \_\_\_\_\_ Email \_\_\_\_\_

## PROPERTY OWNER(S):

Name See attached Appendix 1

Address \_\_\_\_\_ City/State \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_ Fax # \_\_\_\_\_ Email \_\_\_\_\_

*Check here if listing additional property owners on a separate page*



## ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name Jill Tangeman, Esq.

Address 52 East Gay Street City/State Columbus, OH Zip 43216

Phone # 614-464-5608 Fax # 614-719-4638 Email: jstangeman@vorys.com

## SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE \_\_\_\_\_

PROPERTY OWNER SIGNATURE \_\_\_\_\_

ATTORNEY / AGENT SIGNATURE \_\_\_\_\_

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.  
Applications must be submitted by appointment. Call 614-645-4522 to schedule. Please make all checks payable to the Columbus City Treasurer

Revised 05/9/12



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757 Carolyn Avenue, Columbus, Ohio 43224 ■ Phone: 614-645-7433 ■ [www.columbus.gov](http://www.columbus.gov)

## AFFIDAVIT

(See instruction sheet)

APPLICATION # 212-052

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jill S. Tangeman, Esq.  
of (1) MAILING ADDRESS 52 East Gay Street, Columbus, OH 43216

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) CERTIFIED ADDRESS FOR ZONING PURPOSES Sunbury Road

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 8/31/12

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

(4) William Darling Jr.  
121 Oakwood Ct., Westerville, OH 43081

Daniel Lalalma  
5900 Sunbury Road, Westerville, OH 43081

APPLICANT'S NAME AND PHONE#  
(same as listed on front of application)

Metro Development LLC  
#614-464-5608

AREA COMMISSION OR CIVIC GROUP  
AREA COMMISSION ZONING CHAIR OR  
CONTACT PERSON AND ADDRESS

(5) Northland Community Council  
Attention: Dave Paul  
2185 Blackoak Ave  
Columbus, OH 43229

And that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property continuous to the subject property: (7)

SIGNATURE OF AFFIANT

(8)

Subscribed to me in my presence and before me this

30 day of August, in the year 2012

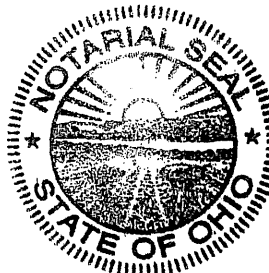
SIGNATURE OF NOTARY PUBLIC

Michelle L. Parmenter

My Commission Expires:

*This Affidavit expires six months after date of notarization.*

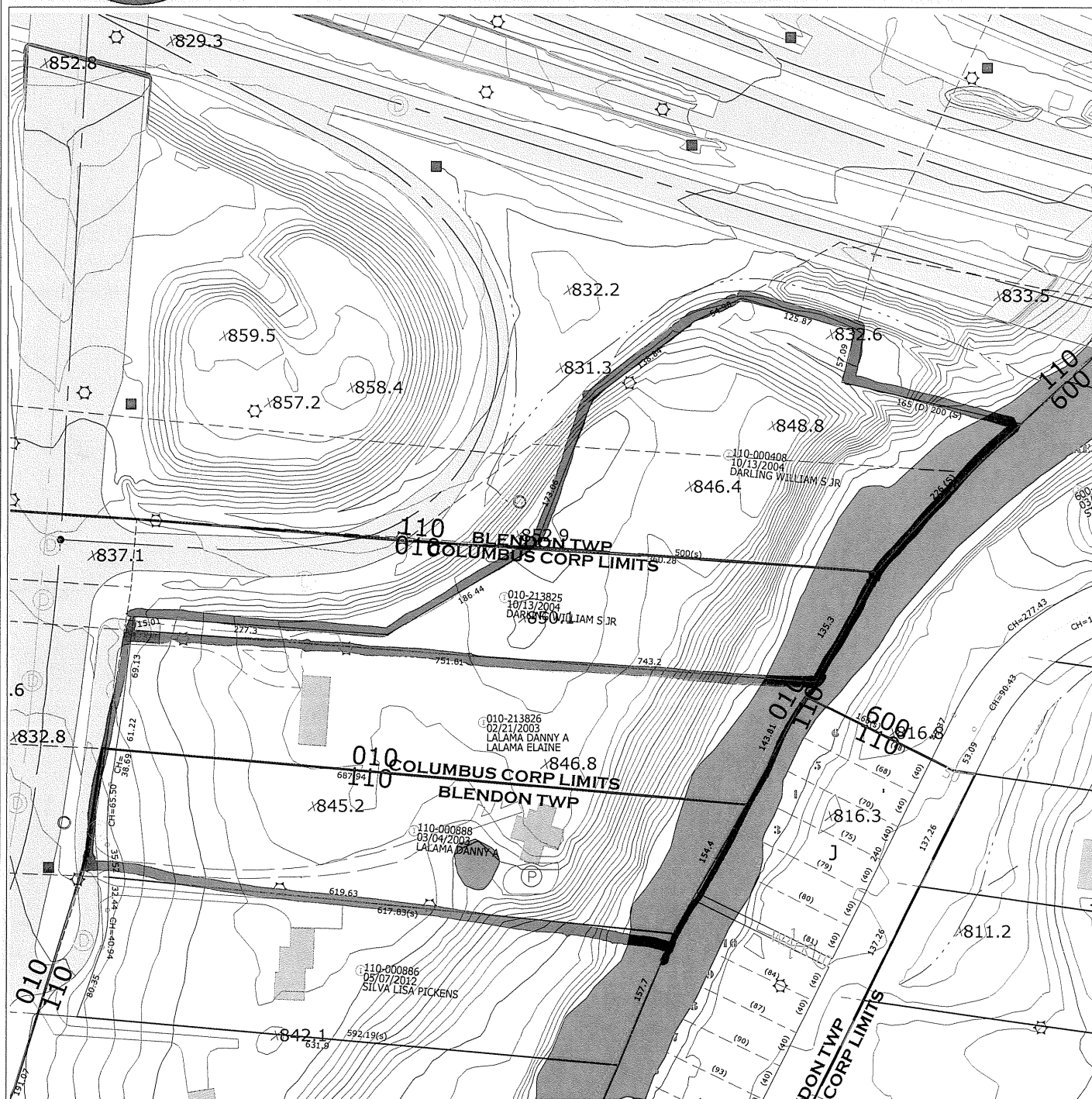
Notary Seal Here



MICHELLE L. PARMENTER  
Notary Public, State of Ohio  
My Commission Expires  
October 16, 2012

**MAP ID: MB**

**DATE: 7/25/12**



## Disclaimer

Scale = 160

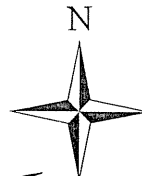


This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department



# City of Columbus Zoning Plat



212-052

## ZONING NUMBER

The Zoning Number Contained on This Form  
is Herein Certified to Obtain Zoning, Rezoning,  
and Variances, and is NOT to be Used for  
the Securing of Building & Utility Permits

Parcel ID: 110000888, 010213826

Zoning Number: 5910

Street Name: SUNBURY RD

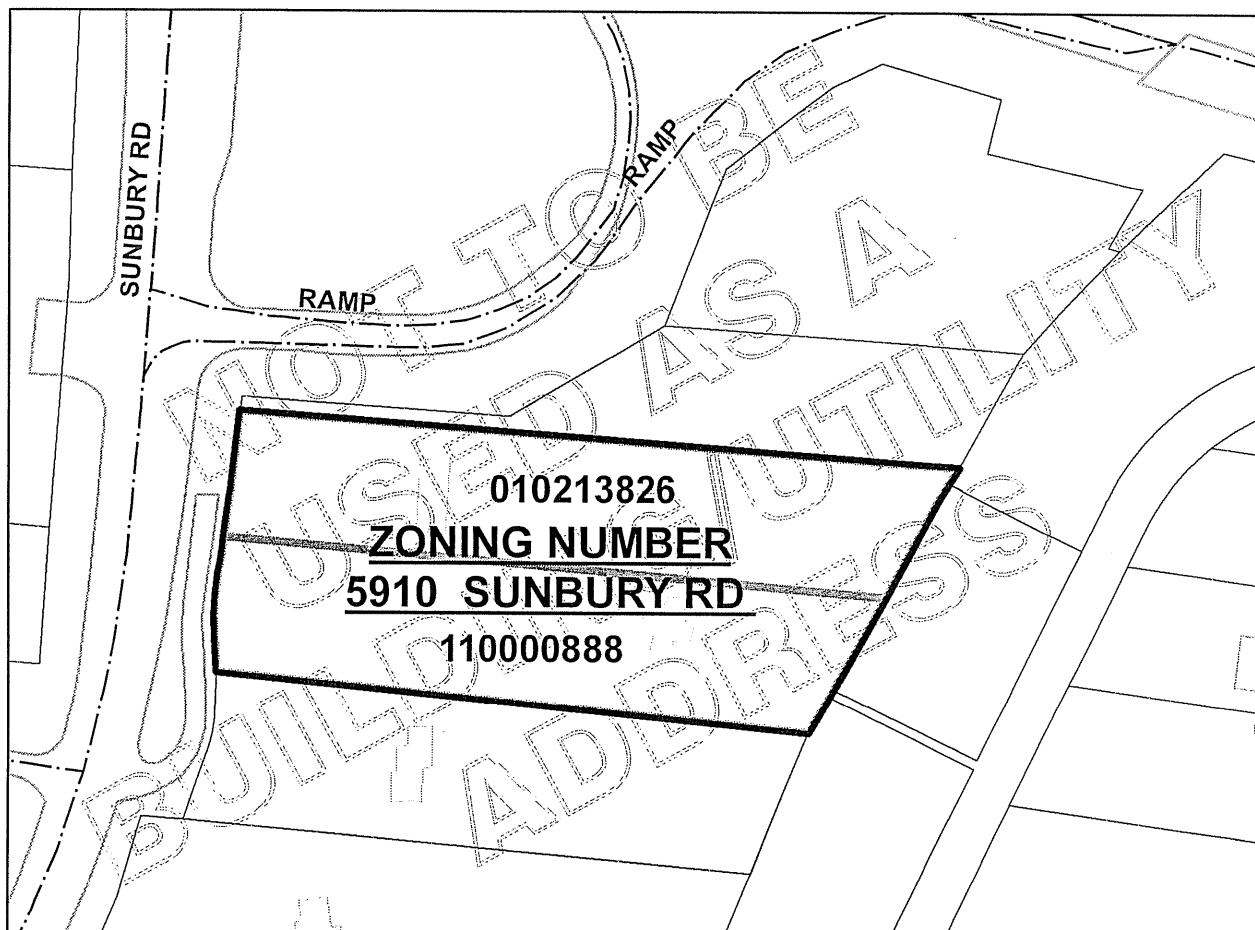
Lot Number N/A

SUBDIVISION: N/A

Requested By: VORYS, SATER, SEYMOUR, & PEASE LLP (VIRGINIA BUDA)

Issued By: Virginia Buda

Date: 8/3/2012



010213826  
**ZONING NUMBER**  
**5910 SUNBURY RD**  
110000888

SCALE: 1 inch = 200 feet



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR  
DIVISION OF PLANNING AND OPERATIONS  
COLUMBUS, OHIO

GIS FILE NUMBER: 10506

212-052

Danny A. Lalama and Elaine Lalama  
7493 Phelps Close  
New Albany OH 43230

Dave Paul  
Northland Community Council  
P.O. Box 297836  
Columbus OH 43229

Jill S. Tangeman, Esq.  
Vorys, Sater, Seymour and Pease LLP  
52 East Gay Street  
P.O. Box 1008  
Columbus, OH 43216-1008

B Z Investors  
4444 Llewellyn Road  
Columbus OH 43230

William S. Darling, Jr.  
212 Oakwood Court  
Westerville OH 43081

ODOT  
State of Ohio Highway  
PO Box 899  
Columbus OH 43216

Lisa Pickens Silva SU TR  
5850 Sunbury Road  
Columbus OH 43230

## DEVELOPMENT TEXT

**Application:** ~~Z10-015~~ 212-052  
**Address:** Sunbury Road  
**Owner(s):** William Darling / Daniel Lalama  
**Applicant:** Metro Development LLC  
**Zoning Districts:** L-C-4  
**Date of Text:** August 30, 2012

**1. Introduction:** The applicant seeks to rezone the subject site for construction of hotel. The site shall be constructed in accordance with the Site Plan attached hereto as Appendix 1.

**2. Permit Uses:** Those uses listed in Chapter 3356.03 (C-4, Regional Scale Commercial District) of the Columbus City Code shall be permitted.

**3. Development Standards:** Except as otherwise noted above and herein, the applicable development standards of Chapter 3356 (C-4) shall apply to this site.

### **A. Density, Lot, and/or Setback Commitments.**

1. The height district shall be H-35.
2. The building and parking setbacks shall be as shown on the Site Plan attached hereto as Appendix 1.

### **B. Access, Loading, Parking and/or Other Traffic Related Commitments.**

1. At least one bike rack located within fifteen (15) feet of each building shall be provided on site.

### **C. Buffering, Landscaping, Open Space and/or Screening Commitments.**

1. Where freestanding walls are used for screening, they shall be integrated into the building design and/or landscaping plan.

**D. Building Design and/or Interior-Exterior Treatment Commitments.**

1. Building materials shall be traditional and natural in appearance, such as wood, brick, stone, stucco, EIFS and/or glass. Vinyl and other materials are permitted as long as they are natural in appearance. Vinyl siding shall be limited to an upgraded quality and a thickness of .044 mils or greater.
2. Buildings shall be finished on all sides/elevations with the same or similar level and quality of finish.

**E. Lighting, Outdoor Display Areas, and/or other Environmental Commitments.**

1. All parking lot lighting shall be designed and placed to minimize off-site light spillage and glare. Buildings and landscaping may be uplighted or downlighted from a concealed source. Ground mounted lighting shall be shielded and landscaped.
2. Parking lot lighting shall be no higher than 14 feet.
3. For aesthetic compatibility, poles and lights shall be from the same or similar manufacturer's type and style and shall be black, dark brown or bronze in color.

**F. Graphics and/or Signage Commitments.**

1. All signage and graphics shall conform to Article 15, Title 33 of the Columbus City Code as it applies to the C-4 Commercial zoning district. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission.

**G. Miscellaneous**

1. The proposed shall be developed in general conformance with the submitted site plan. The plan may be adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Streets are schematic and subject to change. Any adjustment to the site plan shall be reviewed and may be approved by the Director of the Department of Development or his designee upon submission of the appropriate data regarding the proposed adjustment.
2. The developer shall comply with the park land dedication ordinance by contributing money to the City's Recreation and Parks Department. For purposes of calculating the park land dedication ordinance, all hotel units shall be treated as residential units.

\*\*\*The undersigned, being the agent for the owner of the subject property together with the applicant in the subject application, does hereby agree on behalf of the owner and the applicant, singularly and collectively for themselves, their successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing

restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Code.

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Jill S. Tangeman, Esq.  
Vorys, Sater, Seymour and Pease, LLP  
52 East Gay Street  
Columbus, Ohio 43215



**7.8 Rezoning Description  
South Side of SR 161  
East Side of Sunbury Road**

Situated in the State of Ohio, County of Franklin, Township of Blendon and City of Columbus, and being: the remainder of that 3.0 acre tract conveyed to Danny L. Lalama of record in Deed Book 3601, Page 247, the remainder of that 3.0 acre tract conveyed to Danny L. Lalama and Elaine Lalama of record in Official Record 27443J13 and that 3.372 acre tract conveyed to William S. Darling, Jr. of record in Instrument Number 200410130238182, and described as follows:

*Beginning* at the southeast corner of said 3.0 acre tract, the same being the northeast corner of that 2.1178 acre tract conveyed to Lisa Pickens Silva, Tr. of record in Instrument Number 201109090113189, in a west line of Chilcote's Ingleside Addition as recorded in Plat Book 19, Page 28;

Thence N 84° 18' 18" W, along the north line of said 2.1178 acre tract, 617.92 feet to the east right-of-way line for Sunbury Road;

Thence along said east right-of-way line per Instrument Numbers 200604040062398, 200303040063330, 200302210051740 and 200211190294757, the following courses;

N 03° 03' 49" W, 35.55 feet;

with a curve to the right (delta=12° 14' 00", radius=306.90 feet), a chord bearing and chord distance of N 03° 16' 22" E, 65.40 feet;

N 08° 36' 51" E, 38.65 feet;

N 08° 10' 41" E, 42.36 feet;

N 07° 29' 00" E, 18.82 feet;

N 06° 57' 23" E, 84.22 feet to the south limited access right-of-way line for SR 161;

Thence along said south limited access right-of-way line per Instrument Numbers 200211190294755 and 200211190294760, the following courses;

S 85° 55' 34" E, 277.30 feet;

N 59° 15' 09" E, 186.40 feet;

N 21° 15' 26" E, 174.04 feet;

N 52° 48' 59" E, 138.82 feet;

N 63° 47' 49" E, 56.66 feet;

S 73° 28' 07" E, 127.64 feet to the west line of a highway easement per Deed Book 1686, Page 622;

Thence S 14° 12' 24" W, along said west easement line, 57.04 feet;

Thence S 77° 11' 06" E, along the south line of said easement, 200.92 feet to a west line of said Chilcote's Ingleside Addition;

Thence along the west perimeter of said subdivision, the following courses;

S 46° 41' 11" W, 81.25 feet;

S 42° 51' 29" W, 145.02 feet;

S 33° 20' 37" W, 142.20 feet;

S 32° 08' 14" W, 37.02 feet;

S 26° 10' 42" W, 113.62 feet;

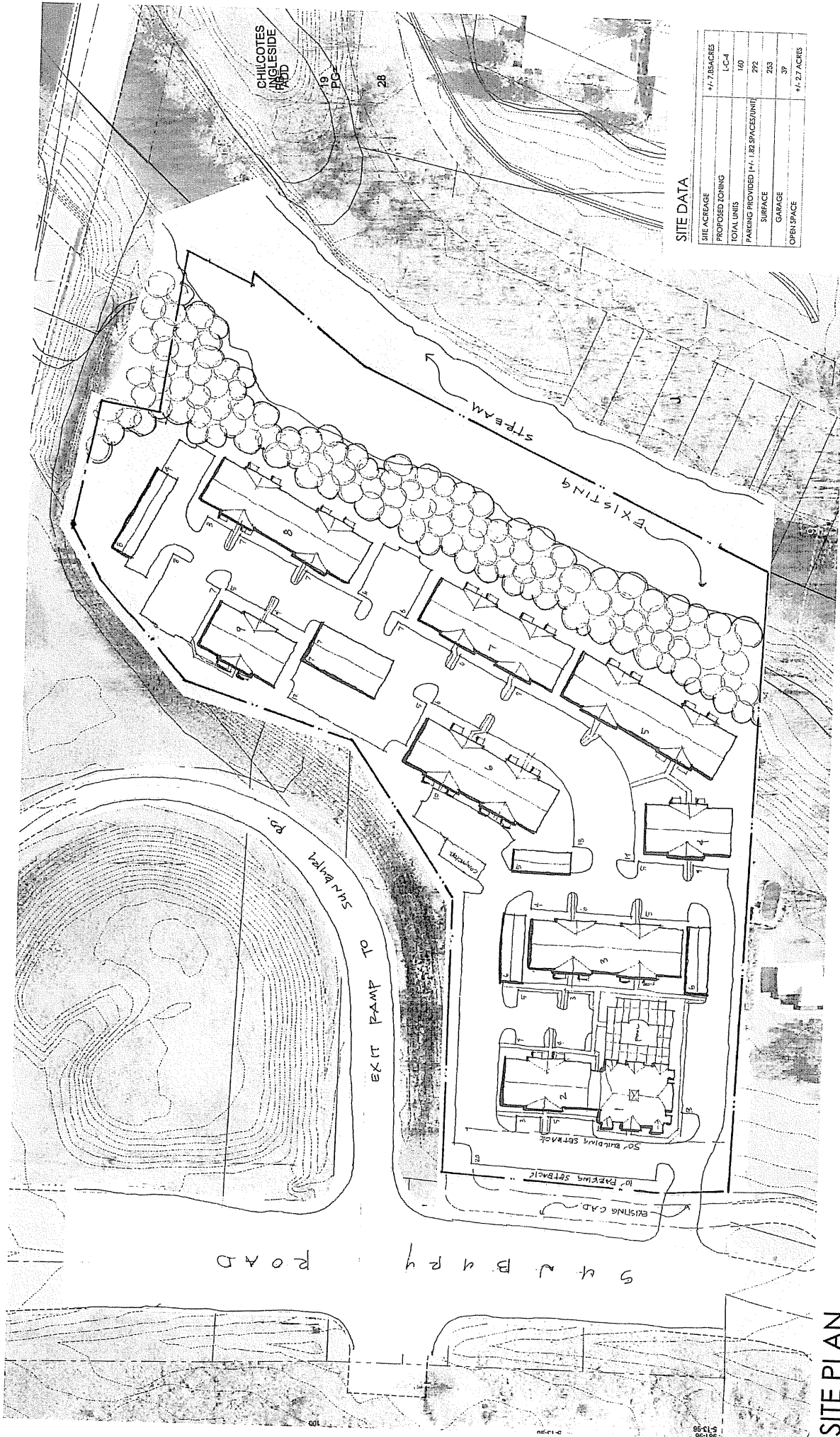
S 26° 50' 36" W, 157.92 feet to the *Point of Beginning*. Containing a 7.8 acres, more or less.

The above description was prepared by Advanced Civil Design, Inc. on July 6, 2012 for rezoning purposes and is not to be used for transfer.

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.

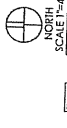
**ADVANCED CIVIL DESIGN, INC.**

Z:\12-0047-128\survey\7.8ac desc.doc



**SITE DATA**

SITE AREA	47.75 ACRES
PROPOSED ZONING	L-C-4
TOTAL UNITS	160
PARKING PROVIDED (1+1.12 SPACES/UNIT)	272
SURFACE	233
GARAGE	39
OPEN SPACE	41.27 ACRES



**Paris Planning & Design**  
 LAND PLANNING • LANDSCAPE ARCHITECTURE  
 243 N. 3rd Street  
 Suite 401  
 Columbus, OH 43261  
 p 614.487.1864  
 www.parisplanninganddesign.com

**SITE PLAN**

**SUNBURY ROAD SITE**  
 PREPARED FOR METRO DEVELOPMENT  
 DATE: AUGUST 27, 2012

212-052



## REZONING APPLICATION

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757 Carolyn Avenue, Columbus, Ohio 43224 ■ Phone: 614-645-7433 ■ [www.columbus.gov](http://www.columbus.gov)

### PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION # **212-052**

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jill Tangeman, Esq.

of (COMPLETE ADDRESS) 52 East Gay Street, Columbus, OH 43215

deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual  
Business or individual's address  
Address of corporate headquarters  
City, State, Zip  
Number of Columbus based employees  
Contact name and number

1. Metro Development LLC 470 Olde Worthington Road, Westerville, OH 43082 c/o Jill Tangeman, Esq. <b>#464-5608</b> 0 employees	2.
3.	4.

*Check here if listing additional parties on a separate page.*

SIGNATURE OF AFFIANT

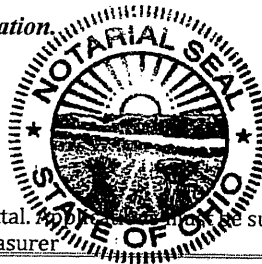
Subscribed to me in my presence and before me this 30 day of August, in the year 2012.

SIGNATURE OF NOTARY PUBLIC Michelle L. Parmenter

My Commission Expires: \_\_\_\_\_

***This Project Disclosure Statement expires six months after date of notarization.***

Notary Seal Here



MICHELLE L. PARMENTER  
Notary Public, State of Ohio  
My Commission Expires  
October 16, 2012

PLEASE NOTE: incomplete information will result in the rejection of this submittal. If you are submitted by appointment. Call 614-645-4522 to schedule. Please make all checks payable to the Columbus City Treasurer

